

6 Henley Lodge Yatton BS49 4JQ

£575,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Detached house



HOW BIG
1737.70 sq ft



BEDROOMS
4



RECEPTION ROOMS
2



BATHROOMS
2



WARMTH
uPVC double glazing and oil
fired central heating



PARKING
Off street and garage



OUTSIDE SPACE
Front and rear



EPC RATING
C



COUNCIL TAX BAND
F

Beautifully presented four bedroom home in popular private cul de sac with no onward chain - 6 Henley Lodge is an exceptional four double bedroom detached home offering over 1,700 sq ft accommodation, exceptionally modernised to the highest standard throughout and perfectly suited to contemporary family life. Accessed via a spacious entrance hall, the property flows seamlessly through the well thought layout. At the heart of the home is a stunning social kitchen dining room, the recently refitted kitchen is complete with a central island, eye-level oven, and generous dining area that enjoys views over the rear garden. The sitting room provides a comfortable separate and inviting space to relax. A utility room adds practicality, while the ground floor also benefits from a stylish, recently refitted shower room with WC. Upstairs, a bright and airy landing leads to four double bedrooms, all offering excellent space and versatility. The luxurious family bathroom is a standout feature, boasting a contemporary four-piece suite that includes a striking feature bath, a walk-in double shower, a wash hand basin with vanity storage, and a WC.

The south-facing rear garden is fully enclosed and mainly laid to lawn, providing the perfect space for outdoor enjoyment. To the front, the property benefits from off-street parking for multiple vehicles, with a neatly maintained lawned area to the side. The garage provides additional storage and houses the oil tank servicing the heating system.

Situated in a desirable private cul de sac with a small number of similar high quality properties, and can be found just off the southern end of Yatton High Street, offering ideal access to the village centre with its wide array of shops, local primary school and church. For those looking to commute, the village is ideal with its own mainline railway station and easy access to the M5 motorway network.

This impressive home offers a rare combination of modern design, generous space, and a prime village setting, making it a superb opportunity for those seeking high-quality family living.







Substantial family home in highly regarded Yatton cul de sac



HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.

Up your street...

Glorious countryside walks across Cadbury Hill and the Strawberry Line

Level access to Yatton's village centre

Yatton's sought after primary schools

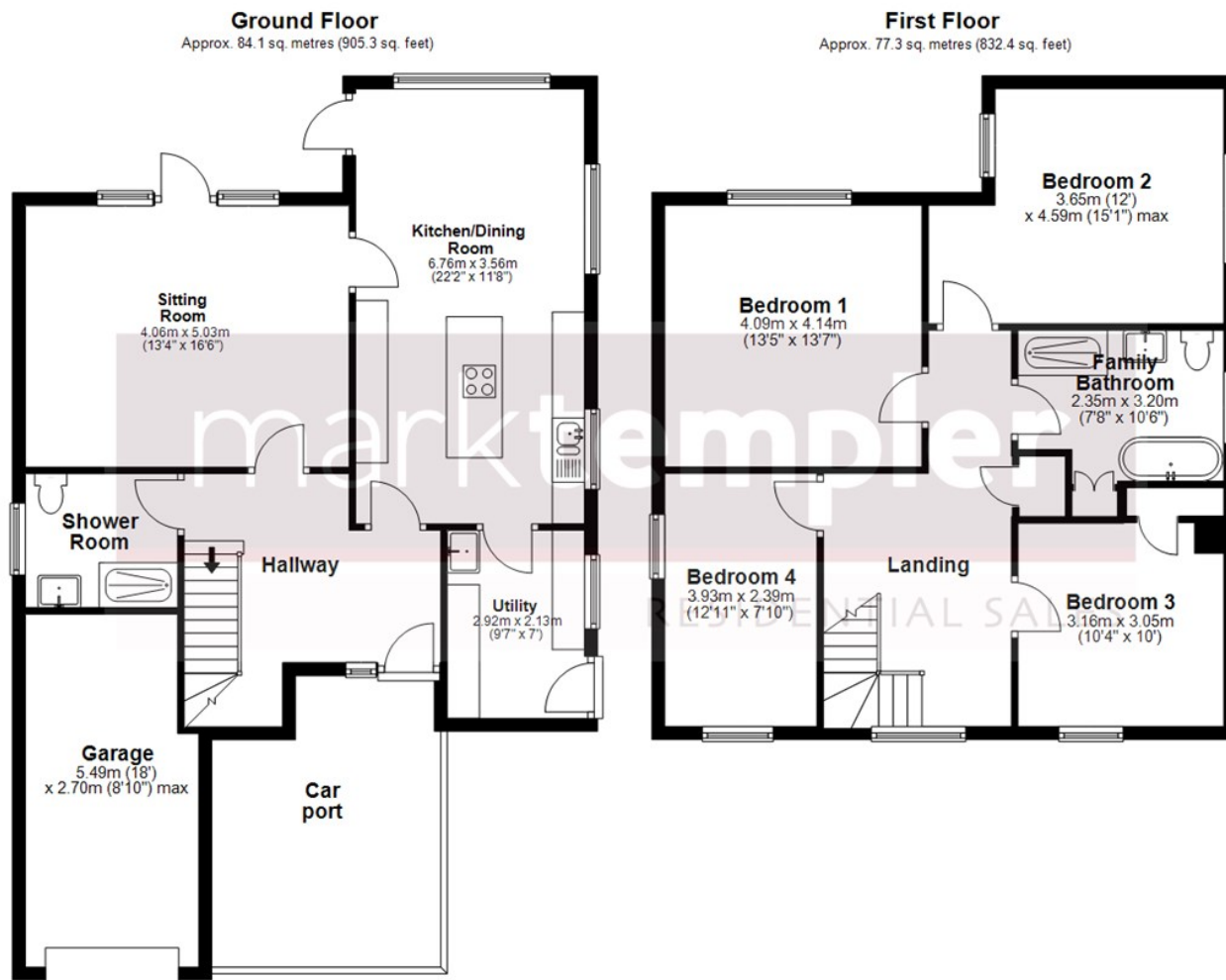
Cadbury House leisure club with celebrity chef restaurant

St Mary's village church

Yatton's mainline railway station

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Total area: approx. 161.4 sq. metres (1737.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.